



Albany Road, Harrogate, HG1 4NS

- NO ONWARD CHAIN
- Sliding doors between reception rooms for flexible open-plan living
- Close to local amenities, shops and everyday essentials
- Functional and well-equipped kitchen
- Early viewing highly recommended
- Two inviting reception rooms: separate lounge and dining area
- Private courtyard to the rear of the property
- Excellent access to public transport links and commuter routes
- A ready-to-move-into home with scope to personalise over time
- Council Tax Band B



Guide Price £290,000

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DESCRIPTION

NO ONWARD CHAIN. Located on Albany Road this mid-terrace house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, including three spacious doubles and a cosy single, this property is ideal for families or those seeking extra space.

The ground floor features two inviting reception rooms, comprising a separate lounge and dining area. The sliding doors between these rooms provide flexibility, allowing you to create an open-plan feel when entertaining guests or enjoying family time. The kitchen is functional and well-equipped, making meal preparation a pleasure.

At the rear of the property, you will find a private courtyard, perfect for enjoying a morning coffee or hosting summer barbecues. This outdoor space adds a lovely touch to the home, providing a tranquil retreat from the hustle and bustle of daily life.

Located in close proximity to local amenities and public transport links, this property offers easy access to everything Harrogate has to offer. Whether you are looking to explore the vibrant town centre, enjoy the beautiful surrounding countryside, or commute to nearby cities, this location is both practical and appealing.

In summary, this mid-terrace house on Albany Road is a wonderful opportunity for those seeking a comfortable family home in a desirable area. With its spacious living areas, private courtyard, and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.



EPC

Energy rating D

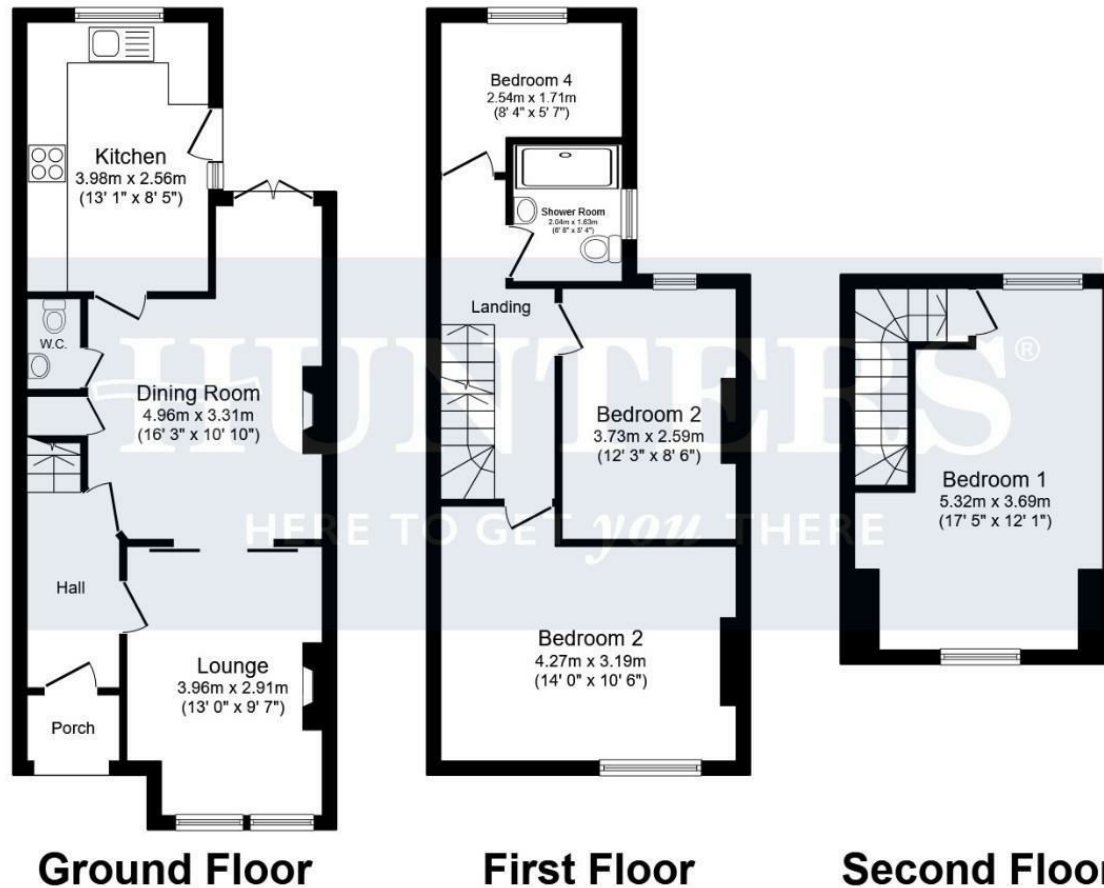
This property produces 5.2 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

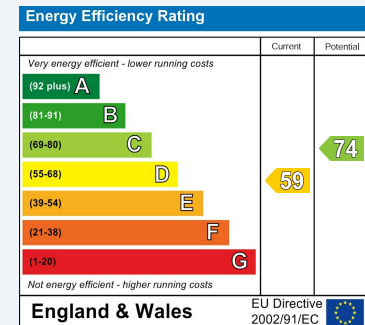
Council Tax Banding: B





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

